



**CITY OF LEESBURG PLANNING & ZONING DIVISION
RECOMMENDATIONS**

OWNER: Everbank, A Federal Savings Bank
PROJECT: Royal Palms
REQUEST: Rezoning to PUD (Planned Unit Development)
CASE NO.: PUD-13-87
MEETING DATE: September 19, 2013

THE PLANNING & ZONING DIVISION RECOMMENDS:

APPROVAL of the request

for the following reason(s):

1. The proposed PUD (Planned Unit Development) zoning district is compatible with adjacent property in the City zoned R-1A (Single Family Residential) to the south, R-2 (Medium Density Residential) and PUD (Planned Unit Development) to the east, City R-3 (High Density Residential) to the north, and Lake Harris to the south and west. As conditioned, the proposed use does not appear to be detrimental to surrounding properties.
2. The proposed zoning district PUD (Planned Unit Development) as conditioned and shown in the attached "Exhibit A" is compatible with the existing City Future Land Use designation of General Commercial.
3. The rezoning of the subject properties is consistent with the City's Growth Management Plan, Future Land Use Element, Goal I, and Objective 1.6.

Action Requested:

1. Vote to approve the staff recommendation to rezone the subject property with the proposed Royal Palms Planned Development Conditions attached hereto as Exhibit A and forward to the City Commission for consideration.